

PROPERTY LOCATED AT: 315 Hinckley Ridge Rd, Blue Hill, Maine 04614**PROPERTY DISCLOSURE**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**SECTION I - WATER SUPPLY**

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
 (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown
 Quantity: ☐ Yes ☒ No ☐ Unknown
 Quality: ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☐ Yes ☒ No
 If Yes, Date of most recent test: 10/04/2019 Are test results available? .. ☐ Yes ☒ No
 To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☒ No
 If Yes, are test results available? ☐ Yes ☒ No
 What steps were taken to remedy the problem? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: In driveway garden circle

Installed by: Williams and Taplin

Date of Installation: 1984

USE: Number of persons currently using system: 2

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: Water tested prior to current owner. Water softener and acid neutralizer systems in place and serviced by Air&Water Quality

Source of Section I information: Seller, previous disclosures

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PROPERTY LOCATED AT: 315 Hinckley Ridge Rd, Blue Hill, Maine 04614**SECTION II - WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... ☐ Yes ☒ NoIf Yes, what results: **No issues noted during inspection prior to current owners (October 2019)**Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ NoWhat steps were taken to remedy the problem? **N/A**

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: **S/SE of house in flower bed** OR ☐ UnknownDate installed: **1985** Date last pumped: **09/03/2024** Name of pumping company: **Berry's Septic**Have you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: **N/A**Date of last servicing of tank: **09/03/2024** Name of company servicing tank: **Berry's Septic**Leach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: **South of house in backyard**Date of installation of leach field: **1985** Installed by: **M.E. Astbury**Date of last servicing of leach field: **N/A** Company servicing leach field: **N/A**Have you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: **N/A**Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☐ Yes ☒ No ☐ UnknownComments: **4 bedroom design**Source of Section II information: **Seller, previous disclosures, Septic Permit/HHE-200**

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SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Electric baseboard	Pellet stove	Heat pump	
Age of system(s) or source(s)	1992	2021	October 2022	
TYPE(S) of Fuel	Electric	Pellets	Electric	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown	3 tons 2025	Unknown	
Name of company that services system(s) or source(s)	N/A		Twin City Heat Pumps	
Date of most recent service call	N/A	2024	12/31/2024	
Malfunctions per system(s) or source(s) within past 2 years	None	Circuit board replaced 2024	None	
Other pertinent information	N/A	Wood pellet warehouse	Twin City Heat Pumps	

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown

~~Are any buried? ☐ Yes ☐ No ☐ Unknown~~

~~Are all sleeved? ☐ Yes ☐ No ☐ Unknown~~

Chimney(s): ☐ Yes ☒ No

~~If Yes, are they lined? ☐ Yes ☐ No ☐ Unknown~~

~~Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown~~

~~Had a chimney fire: ☐ Yes ☐ No ☐ Unknown~~

~~Has chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~

If Yes, date: N/A

Date chimney(s) last cleaned: N/A

Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: N/A

Comments: -----

Source of Section III information: **Seller, previous disclosures**

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ Unknown

~~If Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown~~

If no longer in use, how long have they been out of service? N/A

~~If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown~~

~~Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown~~

Age of tank(s): N/A Size of tank(s): N/A

Location: N/A

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PROPERTY LOCATED AT: 315 Hinckley Ridge Rd, Blue Hill, Maine 04614What materials are, or were, stored in the tank(s)? N/A~~Have you experienced any problems such as leakage? ☐ Yes ☐ No ☐ Unknown~~Comments: **Seller is not aware of any underground storage tanks on the property**Source of information: **Seller, previous disclosures****B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ UnknownComments: **Seller is not aware of any asbestos on the property**Source of information: **Seller, previous disclosures****C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: October 2019 By: Perkins Home ServicesResults: **Test report not available, but previous disclosure stated "no radon"**If applicable, what remedial steps were taken? N/A~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~Are test results available? ☐ Yes ☒ NoResults/Comments: -----Source of information: **Seller, Previous disclosures****D. RADON/WATER** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: October 2019 By: Norlen's Water TreatmentResults: **Test report not available, but previous disclosure stated "none"**If applicable, what remedial steps were taken? N/A~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~Are test results available? ☐ Yes ☒ NoResults/Comments: -----Source of information: **Previous disclosures****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: **Seller is not aware of any methamphetamine on the property**Source of information: **Seller, previous disclosure**

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F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
 ☐ Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: N/A

Are you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ No

Comments:-----

Source of information: Seller, previous disclosures

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: N/A

Source of information: Seller, previous disclosures

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Source of information: Seller, deed

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? N/A

Road Association Name (if known): N/A

Source of information: Public record

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PROPERTY LOCATED AT: 315 Hinckley Ridge Rd, Blue Hill, Maine 04614**SECTION VI – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

N/ARelevant Panel Number: 23009C0920D Year: 2016 (Attach a copy)

Comments: _____

Source of Section VI information: Seller, FEMA Flood Map

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PROPERTY LOCATED AT: 315 Hinckley Ridge Rd, Blue Hill, Maine 04614**SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
 ☒ Yes ☐ No ☐ Unknown

If Yes, explain: HomesteadIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/AEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: NoneYear Principal Structure Built: 1991 What year did Seller acquire property? 2021Roof: Year Shingles/Other Installed: 2019Water, moisture or leakage: NoneComments: -----

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☒ Yes ☐ No ☐ UnknownComments: See Additional InformationMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown~~If Yes, are test results available? ☐ Yes ☐ No~~Comments: -----Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: 200 amp serviceHas all or a portion of the property been surveyed? ☐ Yes ☐ No ☒ Unknown~~If Yes, is the survey available? ☐ Yes ☐ No ☐ Unknown~~

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ UnknownComments: -----

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PROPERTY LOCATED AT: 315 Hinckley Ridge Rd, Blue Hill, Maine 04614
 KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: See Additional Information

Comments: _____

Source of Section VII information: Seller, previous disclosures, agent observation

SECTION VIII - ADDITIONAL INFORMATION

Disclosures from 2017 note that “French drain site work completed 2008-2009 to divert drainage. Repair work done to girders at this time. 2005 – Up bath water leak caused problems below – fully redone downstairs down bath, underlayment, etc.” Inspections done since that time have noted concerns with rotted framing in basement crawlspace, and seller had significant repair work completed in January Continued... See Addendum Additional information 1

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Signed by: Thomas Wolfe 8/9/2026
 SELLER DATE
 Thomas Wolfe

SELLER DATE

Signed by: Melanie Wolfe 8/9/2026
 SELLER DATE
 Melanie Wolfe

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE



ADDENDUM

PROPERTY: **315 Hinckley Ridge Rd, Blue Hill, Maine 04614**

1) Additional information

2022 and again in April 2024, including replacement/reinforcement of floor joists and reinforcement of the center carrying beam. Subfloor in entry area/utility closet is rotted and needs repair, and tile in entry area cracked due to subfloor issues. Dishwasher does not work. Back right burner on kitchen stove does not work. First floor shower water supply shut off.

A pre-listing inspection was conducted on August 7th, and the inspector noted the following in the inspection summary (full inspection report available upon request):

Exterior - North and east side of the deck are in poor condition and need substantial maintenance or replacement. Railing is too short and rotted in several areas. Floor beams are rotted in areas. There are missing brackets, missing diagonal bracing, and the ledger board is attached with nails.

Basement – There are rotted floor beams (some have been repaired, more repairs may be necessary), rot at box sills, rot at sub flooring, cracked foundation blocks, spalling concrete footers, and mold was observed in several areas.

Kitchen – Kitchen lacks GFCI protected outlets.

Interior – Bedrooms lack smoke detectors.

Exterior – Deck and west side exterior lack GFCI protected outlets.

Kitchen – Kitchen stove does not have a vent fan.

Attic – Possible mold was observed in the attic.

Date: 8/9/2026

Signed by:


Signature

Date: _____

Signature

Date: 8/9/2026

Signed by:


Signature

Date: _____

Signature

Addendum